Name of Claimant RYUJIN, Matsujiro Case 101

Custodian File 7528

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
					724		579.01				579.01

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
150.00	124.25	37.27						37.27

TOTAL RECOMMENDATION	616.28

1540

Recommend $37.27
on chattel claim.

HSB

CASE NO: 101.

JAPANESE PROPERTY CLAIMS COMMISSION.

Kamloops, B.C.

May 10th, 1948.

IN THE MATTER OF THE CLAIM OF

MATSUJIRO RYUJIN.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 101.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE J. R. ARCHIBALD, SUB-COMMISSIONER.)

Kamloops, B.C.

10 May 10th, 1948.

IN THE MATTER OF THE CLAIM OF

MATSUJIRO RYUJIN.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

T. G. BOWEN-COLTHURST, Esq.,	appearing for the Dominion Government.
A. E. COBUS, Esq.,	appearing for the Claimant.

J. R. COLLEY, Esq.,	Secretary to Kamloops Sub-Commission.
G. N. R. UPTON, Esq.,	Official Interpreter.
MRS. M. TONKS,	Official Reporter.

30

MR. COBUS: The next case, your Honour, is No. 101, No. 113 on the original list.

MATSUJIRO RYUJIN, the Claimant herein, being first duly sworn, testified through the Official Interpreter, as follows:

MR. COBUS: Your Honour, I would ask leave to amend the real property claim to show a total value of realty as $3000.00 and give $724.00 credit to the Custodian, leaving a net realty claim of $2276.00.

The crop loss claim noted on the claim form, is abandoned, that is, we delete the $1850.00.

The personal property claim also is being abandoned your Honour, but the claimant feels constrained to protest the extremely high cost of administration in the sale of his chattels. To sell $124.25 worth of goods and chattels at Custodian's prices, it cost this man $40.98 in costs. The claim, however, is being abandoned insofar as the chattels are concerned.

DIRECT EXAMINATION BY MR. COBUS:

Q Now witness, I produce to you a statement respecting the real estate for which you are claiming. Did you instruct me to prepare this statement for you and is that your signature?

A Yes.

Q And are the statements contained therein true to the best of your knowledge and recollection?

A Yes.

MR. COBUS: I would ask to file the statement as an exhibit.

(STATEMENT MARKED EXHIBIT NO: 1)

If I might refer to the statement of the Claimant,

your Honour, the property which is the subject matter of this claim, is a plot 9½ acres in extent, of which 5 acres were uncleared, one acre partly cleared and 3½ acres in strawberry crop. The Claimant purchased the plot in 1923 at a cost price of $500.00. It was uncleared at that time and there were no improvements on the land. He estimates the value at the date of sale to be $3000.00. As to improvements made, other than buildings on the land, since the date of purchase, he lists clearing and cultivating 3½ acres and logging off another acre by his own and hired labour, between the years 1923 and 1930, at a cost which he approximates to be $1200.00. He built 500 feet of drain ditches which were green fir covered, during the same years and he approximates the cost of these to be $100.00. He built the following buildings on the property: One three-room cottage, a pickers' house and a barn. All of the three were frame buildings, the cottage and pickers' house were shingle roofed, the barn roofed with shakes. The estimated value of the buildings he places at $1350.00. The Claimant then goes on to say that despite the S.S.B. appraisal report, he maintains he cleared 3½ acres, not, as indicated in the appraisal, 1½ acres. These 3½ acres were in crop and he maintains too that he had logged off an additional acre. He points out that the report fails to mention the barn on the property but the inventory he received from the Custodian dated 18th September 1942, specifically

mentions this building as being the location of some of his chattels. He goes on to say the property was sold at an extremely low price considering the fact that a neighbouring property which belonged to Mrs. Baldwin, sold in 1942 for $3200.00 and that this property wasn't equal to his in quality of soil, age and quality of buildings and hadn't been cleared to the extent of his. He agrees, however, with the Appraiser that the land was well situated
10 and thinks $3000.00 a fair market value of the property.

I would ask my learned friend to produce the Farm Appraisal Report.

MR. COLTHURST: (Producing)

MR. COBUS: I would ask that the Farm Appraisal Report be filed on behalf of my learned friend.

(FARM APPRAISAL REPORT MARKED EXHIBIT NO: 2)

Q Witness, I produce to you a document which purports to be an insurance policy, what property is insured
20 by that policy?

A This was placed on the property on which I am now making a claim.

MR. COBUS: Will my learned friend agree that this ~~is~~ document is an insurance policy covering the dwelling house on the property for which claim is being made, - I don't think there is any necessity for filing it - and to admit the policy is for $1000.00?

MR. COLTHURST: I just want to make sure that it is only on the dwelling house. Doesn't cover the contents
30 too, does it?

MR. COBUS: I think not.

MR. COLTHURST: If you will just read out what it covers.

MR. COBUS: My learned friend does admit that it is an insurance policy issued to the Claimant?

MR. COLTHURST: Yes.

MR. COBUS: ...covering one storey frame building roofed with shingles kept for dwelling purposes only, situated and being Lot 2, N.E. ¼ Section 33, Block 5, Map 5150, District of New Westminster, Municipality of Surrey, British Columbia, in the amount of $1000.00, loss payable to the assured, dated May 18th, 1942.

CROSS-EXAMINATION BY MR. COLTHURST:

In this case your Honour, the contention will again be that the premises in question were sold for the fair market value. It is another case of valuation. There is also a difference between the contention of the Claimant with regard to what amount of land was actually cleared and the amount that we contend was cleared and in cultivation but essentially the defence is one of the sale price being a fair value for the property concerned.

I would ask my learned friend to admit that the assessment in 1943 shows improvements to be $400.00 and the land to be $550.00.

MR. COBUS: That appears to be correct, your Honour.

MR. COLTHURST: Q Witness, you show the acreage to be 9½, actually it was just slightly over 9, - 9.19, to be exact?

A It was actually ten acres.

Q Well now, both the Farm Appraisal Report and the Assessment Notice show it as 9.19 acres and I suggest that when you say 10 acres or 9½ acres, as you have in your claim, you are just taking a rough figure and you are not in a position to dispute the fact that the actual acreage is 9.19 acres.

A According to my understanding I cleared 4 acres, 3½ were put in strawberries and there was 1 acre where the brush hadn't been cleared and I think there are another 5 acres. When I bought it I understood it was 10 acres.

Q I see. With regard to these 3½ acres you show as cultivated and you claim you cleared, some of that had stumps still in, isn't that true?

A No, there were no stumps.

Q Now, I want to get this clear. Your contention then is that the 3½ acres you refer to as having been cleared and in crop, was cleared of stumps entirely, is that correct?

A That was properly cleared and there were no stumps, otherwise I couldn't produce a crop.

Q Upon what do you base your measurement of 3½ acres?

A By the number of strawberry plants there. There are 6000 plants to one acre.

Q What was the 3½ acres, all in strawberries?

A Yes.

Q Did you have strawberries in any other part of your property or just in that 3½ acres?

Q Only in the 3½ acres.

Q About what was the acreage of Mrs. Baldwin's property that you refer to as having been sold in 1942?

A I think about 10 acres also

Q Was there a dwelling house on the property?

MR. McMASTER: Would you make it clear whether on his property or on the Baldwin property?

MR. COLTHURST: On the Baldwin property.

A There was a small old house and two medium sized chicken houses.

Q The small old house was a dwelling house was it not?

A It was Mrs. Baldwin's living house.

Q I don't suppose you ever had an opportunity to inspect that house with any degree of care did you?

A I went occasionally.

Q How many strawberry plants did you have on your property altogether?

A 21000 about.

Q One last question Mr. Ryujin, where did you obtain the information with regard to the sale price of the Baldwin house?

A I heard it from Mr. Tsumura.

Q He is a Japanese is he? A Yes.

MR. COLTHURST: That is all thanks.

(Witness aside.)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

M. Tonks

"M. Tonks"
Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

J R Archibald

"J. R. Archibald"
Sub-Commissioner.

CASE No. 101 MAY 10 1948 Kamloops

DEC - 2 1947

48 ~~Tuesday~~ Feb 3 Kamloops

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

7528 NOTIFIED APR 15 1948

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME RYUJIN, Matsujiro (RCMP) Reg. No. 04051
(Print) Surname Given Name

(2) Pre-Evacuation Address Roebuck Road, R. R. #4, New Westminster, B. C.

(3) Present Address R. R. #1, Kamloops, B. C.

(4) REAL ESTATE

(a) Street Address (if any) Roebuck Road, R. R. #4, New Westminster, B. C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 2 of the North East ¼ of section 33, Block 5 North, Range 2 West, Map 5150, Municipality of Surrey, in the District of New Westminster, C. of E. 49775.

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business small fruit farming
(iii) ~~Business~~
(iv) ~~Any other type of property (describe)~~

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - crop loss - - - - - - $ 1850.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 4380.00
(v) Amount at which Custodian sold property and credited your account - - $ 721.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 5509.00 ? $3659.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Left on above premises

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
house, shed

(c) How stored or packed at time of evacuation Partically
Partially crated and machinery stored in shed

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") Left in Custodian's care

(e) Itemized description of personal property which is the subject of the claim:

1.	Household goods, farm implements,	Estimated Value $ 150.00
2.		Estimated Value $
3.		Estimated Value $
4.		Estimated Value $
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.	Custodian's price	Estimated Value $ 68.21
		TOTAL CLAIM FOR PROPERTY LOSS $ 81.71

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 5527.21 #354071

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Kamloops

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
Province of B.C.)
TO WIT:)

I, Matsujiro Kyujin of the R.R. 1
of Kamloops in the British Columbia

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the City)
of Kamloops)
in the Province of B.C.)
this 17th day of Nov.)
A.D. 1947.)

M Kyujin

A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

RYUJIN, M
(Claimant's Name)

REAL ESTATE
(Farm Land)

04051
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared	5						
~~Cultivated not planted~~ Bushwhpo	1						
Cultivated and ~~not~~ in crop	3 1/2	1923	—	$500.00			
List Crops							
3 1/2 A in Strawberries					Uncleared	None	$3000.00

Total ... 9 1/2 A

EXHIBIT No. 101-1
DATE MAY 10 1948
FILED BY Mr Colins

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation plants, trees or special equipment)

Description	When Made	Cost
Cleared & cultivated 3 1/2 A. Logging off another 1 A.	By hired labour & own labour 1923-30	$1200.00 approx.
500' drain ditches, ~~[illegible]~~ grea- fir covered		$100.00

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
Cottage 3 rooms.	22' x 30'	unpainted frame shingle roof	1932	$800.00	$200.00	$100.00	$100.00	$1000.00
Picker's House	16' x 32	frame shingle roof	1933	250.00	50.00	35.00	35.00	300.00
Barn	18' x 20'	frame - shake roof	1934	40.00		40.00	30.00	50.00

Comments re Appraiser's report not covered by above information: Despite the DDB appraisal report, I maintain I had cleared 3 1/2 A. which were in crop and had logged off at least an additional acre. The report fails to mention the barn on the property listed above but the inventory I received from the custodian dated 18 Sept 47 specifically mentions this building as being the location of some of my chattels. The property was sold at an extremely low price considering the fact that a neighbouring property which belonged to Mrs. Baldwin sold in 1947 for $3200.00 and this property was not equal to mine in quality of soil, age and quality of buildings and was not cleared to the extent mine was. I agree with the appraiser that the land was well situated. I think that $3000.00 is a fair market value.

M. Ryujin
SIGNATURE

EXHIBIT No. 101-1
DATE MAY 10 1948
FILED BY Cohen

Can
101

BC-459-P
BC-1410-B

BC/459-P
BC/1410-B

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

449 File No. 101-2

EXHIBIT No. 1 DATE MAY 10 1948 FILED BY Mr Colins

Land Description Lot 2 of N.E. Sec.,33- Blk. 5.N. Range 2 W.

Containing 9.19 acres Acres

Owner's Name Matsujiro Riujin Post Office Address 3. New Westminster

Nearest Rail Point South Westminster Distance 2 miles

Market Town South Westminster Distance 2 miles.

Church (give denomination) St. Helens Anglican Distance 1 mile

Nearest School Queen Elizabeth Distance ¾ mile

State how property was identified: Map, and enquiry of tennant.

Roads: State whether property has access to main road, the kind of road and its condition.

Not on a main road but a good gravel one reaches it from the north.

Is this district a good one? Closely populated but only fair area.

Employment opportunity Industrial employment available in Westminster at present.

Predominating Nationality and religion: very mixed Japenese have a number of places near

Describe Fencing and its condition: none Value $

Water supply: Good well no cribbing. Value $

BUILDINGS ON FARM

7528

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	15 x 30	frame	8	shig.	15	blocks fair)		
Leanto-	9 x 30	frame	7	shig.	15	blocks fair)		300.00
Pickers shack	16 x 34	frame	8	shing.	10	blocks	fair	100.00
BARN	x							
	x							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 400.00

Total Value Buildings add to farm $ 400.00

Is dwelling habitable without repairs? yes If not what is your approximate estimate of cost to make it habitable?

$

Describe the basement and chimneys: No basement. Brick chimney on Bracket

No. rooms downstairs? 3 Upstairs? nil How finished V. Joint

Are buildings painted? no Condition of paint N.A.

A coat or two of paint would help a lot in this case.

Distance from nearst bush 25 yards.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

BC/459-P
BC/1410-B

Cultivated Land

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1.50	undulating 1.50 ac.	8to 12 in. dark loam	granular loam & clay	strawberries	$75.00	$ 112.50

Area which can be cultivated without cost other than for breaking.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE
nil	nil. ac.				

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
2½ac	2½ ac level logged	off land	with	stumps to be removed	50.00	$50.00	$125.00
	5 ac soil as described	above,	in	cultivated area.	200.00	20.00	100.00
~~5 ac~~	~~undulating~~	~~6to 8"~~	~~clay~~	~~removal of heavy timber~~		~~$200.00~~	
	has some good cordwood						

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE
~~xxxxxxundulating~~		

Total value of Land $ 337.50

Total added by buildings to value of farm $ 400.00

Total fruit trees add to value of farm (for use in orchard districts only) $ nil

Total value of farm $ 737.50

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

The small piece of cultivated land is not in a good state of cultivation It is becoming weed infested.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

small fruits and possibly some poultry

Noxious weeds:

some thistle mainly,

Give approximate detail and amount of all annual taxes and names of Taxing Authorities: Corporation of Surrey. Taxes $24.88

Date: June 30th 1942
Place: New Westminster B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 25th day of June 1942 19

Inspector's Signature G. Mackay

Note: (Use Form 43 (Sheet 2) in connection with this form.)

Farm Appraisal Report

Remarks: This property is nicely located close to New Westminster on a fair gravel road from the north tothe house, which is just a small affair, but fitted with electric light, and the water supply is a well.

There is just an acre and a half of ground in crop, and around anothe two and a half acres has been logged off, and some of the stupms removed. The remainder of the place is covered with a stand of reasonably good timber, especially as a swood supply.

Back in to the west end there is a low spot and some hard pan down less than dix inches, where the fruit is, there does not appear to be this same formation.

To-day the place cannot be described as an attractive buy, but in time no doubt it could be developed into a pretty fair berry farm or a poultry layout, It would also work in with another place in the vicinity where there is no wood supply, Or as a cheap place to live for a man who with a small family who wanted only a home to be developed in his spare time while otherwise employed.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUIITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

$

$

$

$

$

$

$

$

$

Total $

Amount fruit trees add to value of farm $

Diagram of Property

M. Ruijin. 9.19 acres

Robuck Road

strawberries

logged off and some stumps taken out

Thick timber land a good supply of fine cordwood

low and wet at this end.

Roadallowance not open

Following careful review of this appraisal report, it is my opinion that the present value is $ 700.00

Date 7th July 1942

"I. T. Barnet"
District Superintendent.

#33